150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

YOU CAN BE . . . THE PROUD OWNER

OF THIS two-year-old 2-bedroom modern home in the high Gorge area. Conveniently located for shopping and schools yet removed from through traffic. Thru-hall plan with a large living room that invites you to stay, dining area off the step-saving kitchen. Full high cement basement with drive-in garage and Oil-O-Matic heat. Kitchen is wired for dryer and plumbed for automatic washer. 4-pc Pembroke bath has smart vanity. You'll like it. Full price, with some terms ... $11,500
Phone E. K. Lane, EV 4-8124, eves. EV 2-5592

BRENTVIEW SUBDIVISION Sea View Property

We suggest you drive by this delightful area and pick your lot before they are all taken. Only three lots left out of 20. 75' frontage by 140' deep, all cleared, no stumps or rocks, good drainage. Light, water and phone available. Located on Verdier Avenue (on your way to the ferry). LAST THREE LOTS, ONLY $1000 each. Terms arranged. NHA possibilities. EXCLUSIVE. W. Woodley, EV 4-8124, res. EV 4-3916.

WHY WAIT?

Move into this beautifully-planned bungalow RIGHT NOW. L-shaped through hall, LR, DR, kit with DA, 3 bedrms, full bsmt, extra-capacity oil furnace and drive-in garage. Lot is 65x132 and on sewer. $2,275 DOWN. PAYMENTS $90 P.I.T. WHY PAY RENT? $13,750
Mr. Love, EV 4-8124, res. EV 4-6056

FAIRFIELD
$70 WORTH OF PAINT

WILL MAKE THE OUTSIDE OF THIS FOUR-BEDROOM HOME AS TRIM AND APPEALING AS THE VERY WELL-MAINTAINED INTERIOR. THIS IS A REALLY GOOD BUY ... $10,300 OR GOOD OFFER. TERMS AVAILABLE
EV 4-8124, Mr. SIMPSON, RES. EV 5-7369

UPLANDS NEW LISTING AMONGST THE OAKS

This exceptional, well-built home, situated on very large lot, with tool shed, patio, etc. Entrance hall, lge living room, open fireplace, guest-size dining room, den, 24x24 FP; small sunroom; most attractive, fully electric, perfect kitchen with maid's room; 3 full-size bedrooms; rumpus room with fireplace in basement. Hot-water oil heating. Double garage. THIS HOME IS IN PERFECT CONDITION and is a treat to show clients. It will pay you to make use of opportunity to see this lovely home. Contact Mr. Hepburn, EV 3-7039, EV 4-8124 office.

$1000 DOWN (OR OFFER)

Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

$15,500

Delightful English cottage style, two-bedroom home in the Gordon Head area. This overlooks the straits and has a marvelous unobstructed view. Good-sized living room with fireplace, den, dining area. Modern cabinet kitchen and two good-sized bedrooms. Large utility and workshop and double garage. Oak floors throughout. Hot-water heat. Beautifully planted and landscaped ... $15,500
Mrs. Kirkpatrick, EV 4-8124, res. GR 4-1972

MILLION DOLLAR VIEW OAK BAY DUPLEX

Six-room suites with two bathrooms plus 3-room, self-contained suite; view of San Juan Straits. Must sell, $5,000 will handle. Jack Brown, EV 4-8124; res. EV 4-4976 eves., or Jack Middleton, GR 9-4327 res.

LAKE HILL 1275 REYNOLDS RD.

This 4½-room, stucco bungalow consists of large living room with fireplace, family-size kitchen wired for range, separate serving pantry with sink and slots of cupboards, central hall, 2 double bedrooms and 4-piece Pembroke bathroom, full cement basement with drive-in garage and automatic oil package unit, elec hot water; nice sunporch. Located near bus, stores and schools. Low taxes. Very easy down payment and balance like rent. Full price $9950
Call Jack Middleton, GR 9-4327 res., or Jack Brown, EV 4-4976 res.; office EV 4-8124.

CALL OUR NHA DEPARTMENT

for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now. EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327.

OAK BAY SPRING SPECIAL CANNOT BE DUPLICATED IN REGARDS TO PRICE (OR FINANCING)

NORTH OF LANSDOWNE in all new-home area we have one home that has 3 BEDROOMS and a finished room with clothes closets, etc., for an additional 2 BEDROOMS plus a beautiful finished RUMPUS ROOM AND BAR. 1½ BATHROOMS. Full bsmt, oil heat, etc. THE OTHER HOME HAS A FULL MAHOGANY LIVING AND DINING ROOM. 3 BEDROOMS. KNOTTY PINE RUMPUS ROOM. 1½ BATHROOMS. Full bsmt, oil heat, etc. BOTH PRICED BELOW YOUR COST TO BUILD AND CAN BE SOLD FOR AS LOW AS
$4000 DOWN
Call L. H. Rands, EV 3-4117 or res. EV 2-8980. I will be pleased to give you the address. LEACH & SPARKS, 1119 Blanshard St.

FAIRFIELD DUPLEX NEAR PARK

Attractive side-by-side stucco duplex, 2-bedr, LR, kit, etc. Full bsmts, small gardens, sep garages. Low down payment considered. $18,950

TRIPLEX $3000 DOWN

Stucco side-by-side triplex, fine location. Producing $165 monthly at low rents. Must be sold. $18,500 Exclusive Agents.
A. BERNARD & CO., LTD 629 Fort St. Phone EV 4-9335

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

CRAIGFLOWER Water View Hot Water Heating

Amazing value is offered in this lovely home situated on a good lot with a nice view of the water. The entrance hall is lge, giving easy access to a nice living room with fireplace. Dining room adjoins a lge bright kitchen. Separate utility plumbed for washer. Bedrooms are lge with good closets. 4-pc bath is lge and nicely decorated. Full bsmt with drive-in garage.
To view call B. Walz, GR 9-6638; office EV 5-8704

FAIRFIELD Step to the Waterfront

This 10-room home is in an ideal location for large family or revenue. First floor has large entrance hall to give easy access to second floor and living room. Dining room is very large, nice-size kitchen and large den which could be bedroom. Upstairs has one very large room, with large closets, which could be self-contained suite, plus 5 bedrms and 4-pc bath. Full bsmt, attached garage. Full price ... $10,900
To view call B. Walz, GR 9-6638 or office EV 5-8704

HIGH GORGE

White siding bungalow on quiet street half block from bus. No steps. Perfect home for retired couple. Living room with fireplace, cabinet kitchen with dining area, 2 bedrooms and utility. Packaged oil heat, automatic hot water. Oak floors throughout. Separate garage with work area. All this on a well-landscaped treed lot for only ... $8750
Exclusive with J. Moore, EV 2-3646; office EV 5-8704

VACANT 5 Bedrms—Could Be 6

Wonderful home for large family—or could be duplexed or turned into revenue property at little extra cost. Has LR, DR, lge kitchen, den and smart hall entrance; separate pantry and cabinets; also lge storage room. Bedrooms are up, also bathroom. Very well constructed home, with large grounds. Very close in. FC bsmt has utility room, good oil HW furnace and ample recreation space. To view this terrific buy at only $18,900 please contact J. Mann, EV 5-3857 or office EV 5-8704.

IMAGINE! 1200 sq. ft. for $13,000! NHA Mtg $72 Mo, PIT

Yes—3 bedrooms, lovely living room with fireplace, dining room, family-size kitchen with dining area. Attractive color scheme throughout. A 4-pce vanity type bathroom. Carport and storage space. No basement. An attractive bungalow on good lot, fenced rear yard. Landscaped. Only $4,000 cash required. Exclusive listing. C. Sinden, EV 3-3005; D. Dowsley, EV 5-2593 office, EV 5-8704.

Rooming House or Family Home

Large nine-roomed home on Belmont North of Pandora containing five very large bedrooms, three with wall-to-wall carpet. Three-piece bath upstairs. Living room, dining room, kitchen, den and hallway, all large with two-piece bath—first floor. No basement. Hot water Oil-O-Matic heat. $12,200
$5,200 down. Call B. J. Merchant, EV 5-8704 or Eves. EV 5-2108.

LOOK

Full Price.....$8700
Monthly Pymnt $75 PIT
Down Payment....$1950
Taxes.....$85 Per Year

Large, older family bungalow near all conveniences. Extra large lot, larger than usual rooms throughout. Full basement with extra bedroom. Oil-O-Matic heat. Newly decorated. Separate garage.
Call Ken Jensen, EV 5-8704 or GR 4-1973.

READ THIS! BUILD NHA! WHY?

1. LOW, LOW DOWN PAYMENTS. In many cases your lot is all you need!
2. GUARANTEED TOP QUALITY WORKMANSHIP.
3. 3-MONTH OCCUPANCY.
4. Do Part of the Work Yourself.
5. 1-YEAR UNCONDITIONAL GUARANTEE.
6. FULL ARRANGEMENTS OF YOUR NHA LOAN MADE BY US.
7. Contract Prices? The Most Economical in Town for QUALITY Work.
8. Numerous Plans Available.

SO

Before you build, COMPARE. Let us show you some of the fine homes we have built and talk to our many satisfied home owners!
Information and Estimates Are Absolutely Free!
Please call Len Wardle, GR 7-3348, or Lew Moilliet, GR 9-2620; Office, EV 5-8704

Panoramic Water View Special Offer

A beautiful well-planned home of over 1,200 sq ft with kitchen, living room, dining room area full view of the sea. 3 large bedrooms. Cathedral entrance, attached carport. Restful view, sundeck, 4-pce bath and vanity. Full bsmt, Oil-O-Matic heat. A home you will love to own. All this for only $3,300 down. NHA monthly payments. Please call Ken Jensen, EV 5-8704 or eves. GR 4-1973.

You Are Really Missing Something

If you do not look this house over—Magnificent sea and Olympic view. Built to owner's specifications, 2 yrs ago. There are 3 bedrooms plus den on the main floor, a lovely living room with attractive fireplace, a dining room, smart cabinet kitchen with bar and vanity-type bathroom. The full high basement has a full 4-room suite with separate entrance—living room with fireplace plus a concealed pull-down Murphy bed. A smart 4-pce vanity type bathroom and a full-size bedroom. Hardwood and lino tile floors. Remainder of basement contains rumpus room with fireplace, laundry room, auto oil heat. Set on a large lot well landscaped, secluded, fenced backyard with trees. A double carport rounds out this desirable property. Priced to sell at $25,950
NHA Terms. Reasonable down payment. C. Sinden, EV 3-3005; D. Dowsley, EV 5-2593; office EV 5-8704.

This Must Be Sold

Any reasonable offer will be considered on this nice 3-bedrm home located 146 Cadillac. Interior has a lot of charm with cedar-paneling, raised hearth fireplace, large living room, dining room, large utility, separate garage. Owner must leave for Prairies very soon. Call Ken Jensen, EV 5-8704 or GR 4-1973. Now priced at ... $9850

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

BRAND NEW VACANT 4-Bedrm Bungalow

Located on bus near Lansdowne schools. Large living room, dining room, Swedish fireplace, knotty pine kitchen and dining area, lovely four-piece colored bath and vanity. Oak floors throughout, very roomy and bright home, with good views around. FC basement, completed 30-ft. rumpus room with fireplace, balance partitioned for utility and furnace rooms. 2-car attached drive-in garage. Really a home which lends to family or gracious living.
Call J. Mann, EV 5-3857; office EV 5-8704 for price and terms with particulars.

Too Small Must Sell

Opportunity to get a real buy on a lovely lge bungalow, LR, DR, fireplace, 2 bedrms, kit, dining area and utility. Modern bath main floor in top shape—plus a full daylite basement suite worth $75 per month containing lge entrance, spacious kit and dining area cabinets, lge LR and fireplace and bath. Auto oil heat, laundry room and storage. Large lot 100x142. Can be had for... $15,950
Reasonable down payment and terms. Call J. Mann to view, EV 5-3857 or office EV 5-8704.

QUALITY

EVERYONE LIKES A QUALITY HOME. I'm limited here, as to how much I can tell you, but if you'll call I can give you a complete picture of this excellent property. FEATURING A BEAUTIFUL LIVING ROOM, DINING ROOM, LARGE CAB ELEC KITCHEN, ABOVE-AVERAGE BEDROOMS, COMPLETELY TILED 4-PIECE BATHROOM, FULL BASEMENT, O-O-M HEAT, WORKSHOP, GREENHOUSE, FRUIT TREES, HIGH LOCATION. ASKING ... $13,950
For further information please call John Fidler, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

DUPLEX DISTRESS SALE

EXTREME ILLNESS FORCES SALE OF THIS TOP-NOTCH OAK BAY CONVERSION. EACH UNIT HAS 3 BEDROOMS, ELEC KITCHEN, LARGE LIVING ROOM. BUILDING IN EXCELLENT REPAIR. FULL BASEMENT. WIRING GOOD. DUROID ROOF. NEW SIDING. LARGE LOT. TOP LOCATION. Asking only $12,000
For further information please call GEORGE SERIGHT at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

THE ROYAL TRUST CO.

Oak Bay, close to shopping area. Six-room, siding two-storey home. Consisting of hall, living room, dining room, kitchen, toilet on main floor. Three bedrooms, 3-pce bath up. Full basement. Oil hot air furnace. To close an estate. Price $6800
A. E. Coles
THE ROYAL TRUST COMPANY 1205 Government Street EV 3-4126 Evenings EV 2-8752

TOO SOON FOR PICNICS!

But if you buy THIS HOME you'll have plenty of ground to have your own picnics this summer. Just think—a modern stucco five-room, thru-hall home close to and with a glimpse of the sea, for only $12,500. If you want a living room with fireplace, dining room, electric kitchen, two bedrooms, 4-piece bathroom, full basement, automatic heating. Fully insulated and all in top condition. Paved driveway, lot 165'x101' in natural and formal setting and low taxes, call now. (Terms).
F. Marconi, EV 2-8111, EV 4-6625

CANADA TRUST
HIGH QUADRA

Exceptional value in a 3-bedroom home (2 large) of more than 1,100 sq. ft., with large living room, entrance hall, large cabinet kitchen with picture window in dining area, 4-piece bathroom, all tastefully decorated. The full basement is lined and has a nice room for kiddies or rental, also a workroom and garage. You'll find this hard to beat at today's prices and very reasonable down payment of $2,500. Please see this right away by calling TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

READ THIS

I HAVE TWO ABOVE AVERAGE HOMES AT BETTER THAN AVERAGE PRICES. Both feature beautiful living rooms with fireplaces, guest-sized dining rooms, large cabinet electric kitchens, three bedrooms, utility rooms, full basements, rumpus room space, automatic oil heat, drive-in garages.
YOU CAN'T AFFORD TO NOT SEE THESE
For further information please call WALLY WOOD at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

OAK BAY

$11,800 — Delightful 10-year-old bungalow in superb condition. Contains living room, kitchen, 2 bedrooms and a cosy fifth room suitable for third bedroom or den. New Timkin oil furnace and copper hot water tank. Ideal home for retired couple as there are only a couple of steps. Velvety lawn, well chosen variety of flowers and shrubs and separate vegetable garden at rear with raspberries, strawberries and fruit trees. Act quickly as it should sell on sight. Phone me anytime at EV 4-9827. S. Hargrave, Realtor.

ESQUIMALT 3 BDRMS NEAR NADEN You can trade your present home on this

One year old, full 8-ft. basement, G-E Oil-O-Matic heating, large 14x12 cabinet electric kitchen, with an even larger (14x20) living room, three good bedrooms. Easi-Work lino tile throughout, which is economical and easy to keep clean and such a joy to mother. This is a real family home and a red-hot bargain for a family man and includes this unusual feature—a closed stairway to the second floor with room for two more bedrooms or play rooms (now unfinished). There is lots of room in this remarkable stucco bungalow. FULL PRICE ... $11,500
DOWN PAYMENT — $3,300 OR TRADE IN YOUR PRESENT HOME. CALL ERIC A. MACFADYEN FOR THIS SPECIAL OFFER.
Northwestern Securities of Victoria Ltd. EV 5-6741. 24-hr. service. EXCLUSIVE LISTING

VERY CHARMING BUNGALOW, Oak Bay south. Lovely secluded garden. $10,800. No agents. EV 3-1895.

KING REALTY
Weiler Bldg. 609 Broughton St. EV 2-2131

$76 A MONTH $12,000 NHA Mtge

One more coat of white stucco and this very large 3-bedroom home is ready for occupancy. The grounds have been levelled for lawns with the wrought iron railing around the walk to the front door and much more. A TRUE RANCHER OF 1,460 SQ. FT. AT $14,700
Lee Hallberg, eves. EV 3-8510

BUILD NHA $2500 DOWN 1500 SQ. FT.

Your choice of post and beam for conventional construction). This price includes finished recreation room with FP, on view lot 101x155, overlooking golf course and mountains. On sewer. Our plans inc. at this PRICE $15,850
Lee Hallberg, eves. EV 3-8510

UNIVERSITY AREA

Ideal family home in splendid condition. Thru hall, large, bright living room, open fireplace, full dining room, cabinet kitchen, 2 bedrooms, bathroom and sun room on main floor; 2 nice bedrooms up. Full basement with study and extra plumbing. Oil HA heat, drive-in garage, secluded garden. This is a good property presently producing income from students, but equally suitable for a family home. Approx. $5,000 to handle. Open to close offer. EXCLUSIVE ... $15,750
Mr. O'Toole, eves. EV 3-8340.

NEW

Immediate possession, 3 bedrms, large LR, brick FP, cabinet kitchen, oak floors, high bsmt, N.H.A. mortgage. Low down payment. Full price $13,750
Nearly complete, 3 bedrms, large LR, brick FP. Dining area, cabinet kitchen, oak floors. Drive-in garage, high location, N.H.A. mortgage, low down payment. Full price $13,950
To inspect these well-built homes call C. A. Ross, GR 8-1817.

REAL COMFORT

Modern 2-bedrm stucco bungalow, centrally located, oil HW heat, garage, nice garden, fenced, no steps. Ideal for retired couple. Low D.P. Easy terms $11,950
C. A. Ross, eves. GR 8-1817.

HAGAR'S

FORCED SALE NO STEPS BUS AT DOOR

Due to transfer of owner this easy to maintain 2½-year-old, no-basement, stucco and siding, 4-room bungalow must be sold. It comprises LR with FP (hardwood floor), 2 bedrms, convenient cab kit. Large attached garage. Medium-size lot in lawn. Fenced. Terms. PRICE $8990
J. M. Taylor, EV 4-0531; eves, EV 4-9902.

GORDON HEAD 7 YEARS .86 ACRE

High location, good garden. This 5-room, white stucco bungalow comprises lge LR, dinette, and 2 bedrms, kit (wired), full bsmt; oil HA heat; sep double garage. Ideal for person who enjoys gardening. Clear title. PRICE $12,600
J. M. Taylor, EV 4-0531; eves, EV 4-9902.
Hagar & Swayne Ltd., 614 Yates

SIDNEY

I HAVE SEVERAL TOP LISTINGS NOW AVAILABLE IN SIDNEY AND SAANICHTON.
A BETTER HOME
Unsurpassed view. 3 bedrooms. Cab elec kitchen. Lovely rancher style. Smart living room, dining room. Automatic hot-water heat. 1 acre of privacy. Asking $16,500.
A TOP BUY
Brand new. 4 rooms plus. Well-built; nice plan. Panelled living room. Utility off kitchen. Handy location. Asking $8,250 (offers).
For further information, please call JOHN ROWTON, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

RICHMOND-MT. TOLMIE

NEW — 3 BEDROOMS
$13,750, $2275 DOWN
Now completed and ready for your furniture, this 3-bedroom NHA-built home offers
—LIVING RM WITH FIREPLACE
—DINING RM
—KITCHEN WITH DINING AREA
—4-PC BATHROOM
—FULL BASEMENT
—OIL HEAT
—WIRED FOR RANGE
—DRIVE-IN GARAGE
For further information or appointment to view, call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (res. EV 3-5685).
FELLOW AGENTS MAY SUBLIST

$1000-BUYS

HOUSE A
7 rooms, well-kept family home. Cab elec kitchen. New O-O-M heating. Full basement. Good area. Asking $8,950.
HOUSE B
Three (could be four) smart, modernized rooms for owner. Three-room self-contained suite. This house is very well kept. New furnace, rewired, copper plumbing. Asking $8,500.
See these now and try your offer. Please call JOHN FIDLER at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

"BRENTWOOD" NEW HOME ON 1¼ ACRES

Here you find a lovely stucco N.H.A. home only 2 minutes from Brentwood Bay in quiet surroundings, this very well built house has 3 bedrooms, large living room, dining room, and a fine electric cabinet kitchen. Full cement basement with roughed in plumbing and fireplace. Oil heat. Drive-in garage. The grounds also have stable for 2 horses and additional acreage is available adjoining the property. Full price with $3,000 down ... $14,700
For details phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. Phone EV 5-6741 anytime.

FAIRFIELD

Beautiful executive type 12-room stucco home consisting of large living room, dining room, den and 5 bedrooms, three-car D-I garage. This home is situated on a half acre lot attractively landscaped with a panoramic view of sea, city and mountains. Full price ... $32,000
For appointment to view call Mr. Ralph EV 3-8944 or Mr. Robertson EV 4-0833.
Taylor Spittal Ltd. 821 Fort St. EV 4-9308

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

EXCLUSIVE OAK BAY TUDOR—1¼ Acres Unexcelled View

Charming Tudor style, high setting with seclusion. Ideal 9-room family residence, already zoned for duplex, and easily converted. Solid construction, stone frame and stucco. New Duroid roof, basement, hot water, Oil-O-Matic heating. Plant also supplies domestic hot water, copper piping, wired for electric ranges. Two bathrooms, extra toilets separate. Washing facilities in basement. 3-car garages, summer house, hothouse. Property surveyed comprises 4 duplex-size lots presenting additional future potential. Complete property, full price ... $29,900
Reasonable terms arranged. May consider lower price for duplex and lot separately. View by appointment only. Particulars call Mr. Houston, EV 5-3435, Res. EV 5-6476.

SEA VIEW

Unobstructed high sea view at Gordon Head. This immaculate, 3-bedrm home is only 10 mos old, with beautiful landscaped grounds. The owners are moving back to Vancouver and say "Sell!" The LR is 13x17.6, Roman tile fireplace with raised hearth; DR, 13x8, lge elec kitchen plumbed for auto washer; high FC bsmt, roughed-in rumpus rm, floors and walls all painted, O-O-M heating unit. This is indeed a fine home, with a magnificent open view and secluded rear lawn. Going at the FULL PRICE of ONLY ... $19,200
Terms may be arranged. Please phone Ross Weber, EV 5-3435, or A. Marion, EV 2-0697; office, EV 5-3435.

5½% NHA LANDSCAPED 3 BEDRMS

Good view from this Lake Hill location. Blacktop drive, lawns, fruit trees and rockery. Through hall, oak floors in the 6 large rooms. Well-built 4-yr-old home. High basement with garage. Save yourself hard work and expense here, garden is ready. ONLY $12,600
Payments of $69 per month include taxes. Phone Ross Hartnell at EV 5-3435, res. EV 2-9672.

Exclusive 5-RM BUNGALOW 2-Mi Circle Burnside

Ideal for retired couple, or small family. A spotless little home. Comprises 2 bedrms, living room, dining room, cab kitchen, 3-pc bathroom nicely tiled, full basement hot-air piped heating. Also range in kitchen included, Venetian blinds. Separate garage. Nicely fenced lot, fruit trees and lawn. Full price for quick sale only ... $6500
Call Mr. Houston now, EV 5-3435; res. EV 5-6476

LANGFORD 740 MEAFORD AVE VACANT

APPROX. ½ ACRE, TAXES $48. 4-ROOM BUNG, 8 YRS OLD. WILL EXCHANGE FOR DUPLEX OR CITY PROPERTY. $2,000 DOWN, BALANCE $60. MO. PRICE $6000
Phone R. E. Hills, EV 5-3435; res. EV 3-6918

VICTORIA WEST 412 RAYNOR AVE.

Comfortable little home of 4 rooms, no steps, suitable for retired couple. Close to bus and shopping. Some terms. FULL PRICE ... $4290
Please phone A. M. Millar for further particulars, EV 5-3435; res. GR 7-1027.

TAYLOR SPITTAL
821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION.

BUILD NHA APPROVED LOTS AVAILABLE FREE PLAN SERVICE

Please call Roy Green or S. Stephens at EV 4-9755 anytime

NHA IMMEDIATE POSSESSION 3 Bedrooms

LOCATION IS IMPORTANT and here we have a lovely home in one of Victoria's best. $2,275 cash to the large NHA mtg will buy this lovely home. This home will soon be occupied by a discerning buyer at the full price of ... $13,750
Please call Roy Green or S. Stephens at EV 4-9755 anytime

SLIGHTLY USED 3 BEDROOMS $1500 DOWN

Please call S. Stephens or Roy Green, EV 4-9755 anytime.

ESQUIMALT VACANT

Cute, 4-room bungalow in very good shape. Absent owners have instructed me to sell, so make offers on a cash-to-mortgage basis. Balance less than rent. So phone now to view.
S. Stephens, EV 4-9755, Roy Green anytime.

CITY $500 DOWN

Older-type family home, close in, for $500 down and payments only $60 per month. Consists of 3 bedrooms, dining room, living room and large kitchen. Full price ... $4800
Call Glen Robertson, EV 4-9308, EV 4-0833.

HILLSIDE

Large, 2-bedroom home in nice location. Large cabinet kitchen. Full cement basement. A good solid family home, over 1,200 sq. ft. of living space. Terms, offers. Full price ... $8000
Call Bert Ralph, EV 3-8944, EV 4-9308.

$1000 DOWN

EASY TERMS buys this 3-bedroom family home, close to schools, stores and transportation for your convenience. YOU will look a long time before finding value like this. MUST BE SOLD THIS WEEK-END SO ACT QUICKLY. Call HOMER SMITH at EV 5-6741 for the BUY OF THE YEAR at only $7,950 full price. Northwestern Securities of Victoria Ltd.

FOR SALE — NEW HOUSE, CABinet kitchen-living room, bedroom, bathroom, garage; view windows overlooking bay; central oil heating, electricity, abundant water; fruit trees. Road between lot and shore. Approximately one acre. F. J. Grant, Fulford, B.C.

HOLLICK REALTY (1958) LTD.
CLARKE & WALLACE
1118 Quadra EV 5-8794

GOOD HOME ON A FINE LOT 4 BEDROOMS

Thru hall, living room with fireplace, dining room, elec cab kitchen with dining area. Tiled Pembroke bath. Full high basement, oil heat, plumbed for auto washer. Dr-in garage. Also separate workshop and garage 18x26. Lot is fenced and well landscaped. Owner transferred. Must sell ... $13,300
Mr. Clarke, EV 5-8794, EV 2-6817

NEW SxS DUPLEX

800 sq. ft. self-contained on each side; comprising 2 bedrms, living rm, kitchen, bath and utility. Situated in Esquimalt, one of Victoria's best rental areas. To be completed in 6 weeks. Priced at ... $16,900
F. Worsley, EV 5-8794, EV 4-8988

HIGH QUADRA BUNGALOW

2 BR, LR, DR, cab kit. Full basement has smart rumpus and an extra room. Immaculate throughout, on large lot. Sep. garage. $2,500 D.P. $75 PM plus low taxes. Total price ... $9750
Phone for Appt. A. V. Waite, EV 5-8794, EV 3-1573

ESQUIMALT REVENUE

5 suites, 2 stores rented. Excellent return on your $18,500 investment. For details, call Mrs. Peterson, EV 5-8794, GR 9-6858

$500 DOWN OPEN HOUSE SAT 1-5 53 LEWIS ST.

Just north from 400 Blk Dallas Rd. is an unusual opportunity to own your own 4-rm bungalow with full basement, brick open fireplace and solidly constructed with over 900 square ft. It needs decorating so owner will accept only $65, at 6% int. from responsible purchaser. F.P. $7950
Call L. S. Yeo at EV 5-5998. Exclusive. Town & Country Homes Ltd. 851 Pandora Ave.

WHY! WHY! WHY! PAY RENT

When $1,000 down and $75 per month will buy large 4-rm stucco bungalow. Oil heat, carport, part basement. Full price only ... $8600
Phone now to Mr. Stretch at EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

JUDGE PLACE

AN EXCELLENT OPPORTUNITY IN AN EXCLUSIVE LOCATION. 1,550 SQUARE FEET. LOVELY LIVING ROOM, DINING ROOM, CAB ELEC KITCHEN, THROUGH-HALL PLAN, SPACIOUS BEDRMS (3), COLORED PLUMBING, RUMPUS SPACE IN BASEMENT, GOOD LOT, FRUIT TREES. ASKING $18,900.
Owner needs a neat 4-room bungalow. What have you? Please call George Seright at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

FAIRFIELD FLASH

Look! This will sell quickly—wonderful renovation job inside—this you must SEE NOW! Lovely lounge, dining room, kitchen, 2 bedrooms plus 3 bedrooms up. Full basement. Outside needs a paint job, but this has all the advantages, plus benefits, plus value, in lovely Fairfield. And the remodelling job is really professional-like. All for the low down payment of $3,600 and the full price of ... $10,900
Close offers might be considered. Hurry for this hot listing; ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

LONGSHOREMEN V.M.D. WORKERS FISHERMEN

Buy this: 5 spacious rooms on main floor, enclosed stairway leads to added accommodation, complete with kitchen. Hot-water heating, modernized. A dandy buy on terms ... $9950
This may be your opportunity, reach for that telephone. Call Mrs. Bacon NOW. Northwestern Securities of Victoria Ltd., EV 5-6741.

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

FAIRFIELD DUPLEX

For style, location and view this three-year-old side-by-side duplex is hard to duplicate. Nicely planned with 2 bedrms, utility and de luxe kitchen. $9,500 down will show 18% on your investment. Excellent tenants. Priced at ... $21,500 on terms and open to offers. Call Stan Kennedy, res. EV 4-4894.

OAK BAY BUNGALOW

Very neat, 2-bedroom, bungalow on quiet street, handy to buses and shops in Oak Bay South. Basement, best Oil-O-Matic air conditioned heating, new wiring, separate garage. An immaculate smaller home. Full price $8,500 or can be purchased fully furnished if desired. Call J. Mears, EV 5-7707 anytime. Mears & Whyte, Oak Bay Realty Ltd.

SPACIOUS, 4-BEDROOM, STUCCO semi-bungalow, 18x15 living room, full dining room, electric kitchen, 2 twin bedrooms, 4-piece bath, concealed stairway to 2 bedrooms; full basement, playroom; oil heat, copper piping, garage; garden fenced, several fruit trees; 3-mile circle; on sewer, handy to bus and all schools. $13,700, with terms. Owner, phone EV 3-7930.

LAKE HILL

Owner says sell. Immediate possession. Large 4-room stucco home. Full basement with extra room, automatic oil. Heavy wiring. Immaculate condition. Will take good car and cash or terms. $9,950. Call F. Woods, EV 3-2576, Douglas Hawkes Real Estate, EV 4-7128.

ESQUIMALT

NHA stucco bungalow, living room 23x15, 3 bedrms, large modern kitchen, oak floors throughout. High basement. Just 4 years old. 5¼% NHA mortgage. Full price $12,600. Owner transferred east. Call J. Pearson, eves. EV 2-9757. Island Investment Co. Ltd., EV 4-7146.

JAMES BAY—CLOSE IN

Close to Beacon Hill Park, bungalow with 2 large rooms (cabinet kitchen wired for range), bathroom, hall, etc. Cash to handle $500. Full price only $4,200 or trade for mortgage. Call Wess Dickie, EV 2-4312, eves. EV 3-3640. Dickie & Co. Realty, 833 Fort Street.

"570 TAIT STREET"

Brand new 2-bedroom home with full basement and Oil-O-Matic heat. Immediate possession. First-class finish and construction. Full price $10,700. Drive by or call Herb Hodgson, EV 2-2101, res., GR 9-2114. Harry Foster Ltd.

WATERFRONT

Lovely view, twin-size bedrooms, floor-to-ceiling fireplace, electric kitchen, many features. Asking price $21,700. EV 2-5519.

VIEW ROYAL TWO-BEDROOM, oil heat. Under $6,000. Low down payment. Taxes $58. GR 9-5620.

1 YEAR OLD $2500 DOWN

Smart 2-bedroom bungalow with attached garage in the fast-growing Howroyd Subdivision, 2 blks from new school and close to coming shopping centre. HW floors throughout, lge living room, dining area, cab kitchen, utility pkge oil heating. Reasonable taxes. $2,500 down. Bal at $80 per month, full price ... $10,900
To view call Mr. Clements, EV 5-3435 or EV 4-5457
P. R. BROWN & SONS LTD. 1112 Broad St., Victoria

OAK BAY WILLOWS AREA

Well-constructed bungalow on nicely landscaped grounds, 5 rooms with full-size dining room. Full basement, oil heat, extra room and garage. Concealed stairs to two extra rooms up. A good buy with easy terms. Full price ... $14,500
Mr. Amos, res. EV 2-9787
LEACH & SPARKS EV 3-4117 1119 Blanshard St.

ONLY $9950

FULL PRICE. You will be absolutely pleased with this well located stucco bungalow. Only 9 years old and showing the loving care of ownership. Nicely landscaped corner lot, 4 large rooms with extra room in full basement and monthly payments are only $70 including taxes. You won't think twice on this one so call MRS. E. HARVEY right away at EV 5-6741 or EV 5-4368. Northwestern Securities of Victoria Ltd.

$1000 DOWN

This lovely large home is complete with two baths and extra sink upstairs for easy duplexing or revenue. Needs some redecorating but over-all condition is excellent. If you require a larger home or 2-family dwelling you can't say "no" to this. Don't let the low terms and full price of $7,500 fool you. Phone me right now. Homer Smith, EV 5-6741. Northwestern Securities of Victoria Ltd.

BARGAIN PRICE — SOLID OLDER family home, living room, 2 or 3 bedrooms, large kitchen, bathroom. Space in attic for suite. Part basement, piped furnace. Nicely decorated. Stucco exterior. Low taxes. Burnside district. $6,950, $1,950 down or offers, with larger cash payment. Phone EV 5-4549.

$6,950 — COMFORTABLE BUNGALOW on Scott Street. Contains living room with open fireplace, 2 bedrooms and attractive double-size kitchen. Full basement. Pleasantly decorated and in lovely condition. EV 4-9827 anytime. S. Hargrave, Realtor.

BY OWNER—SPACIOUS RANCH-type stucco bungalow. 6 rooms and attached garage on large semi-secluded lot. Basement, Oil-O-Matic heat. Paved driveway. Patio at rear. Good value at $14,900, terms. Phone GR 7-3174.

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd. GR 8-2076.

YOUR OPPORTUNITY

To buy in Esquimalt, revenue producing bungalow, for only $1,800 cash and $40 a month at 6%. Two bathrooms. Full price $6,800. Contact immediately, EV 3-1895. No agents.

MODERN 3-BEDROOM HOME. Oil-O-Matic heating. Hardwood floors throughout. Choice location in Cadboro Bay. $2,000 down. Vacant. Move in today. City Brokerage, 1018 Blanshard St. EV 4-5022, EV 4-5537.

EXCELLENT VALUE. WE HAVE A number of good buys under $9,000 requiring a down payment of $500 to $1,000. Call now for immediate inspection. Mr. Murdoch, EV 2-2607 or A. Bernard & Co. Ltd., Phone EV 4-9335.

WOULD YOU LIKE TO OWN A beautiful NEW home, walking distance to downtown, park and beach? Craftsman built. Oil-O-Matic heat. Comfortable security for just $8,900. R. N. White, D. Hawkes & Co., 817A Fort St. EV 4-7128, EV 2-0370.

SHAWNIGAN LAKE WATERFRONT

Two-room cabin, wired, oil heater. Float, 50 ft. frontage. Owner will take good car and cash or terms. $5,900. Call F. Woods, EV 3-2576, or Douglas Hawkes Real Estate, EV 4-7128.

CHEAPER THAN RENT — $1,100 down and only $50 per mth. 4½ rooms with spacious living room 19x13 with fireplace. Widow says sell. $5,500. Vivienne Appleyard, EV 2-4255 anytime. J. H. Whittome & Co. Limited.

$2,250 DOWN

Langford, yr-old, 2-BR home. Automatic heat, wired for range, 2 roughed in rooms in full basement. Full price $9,800. GR 8-3282. No agents.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-5614.

OAK BAY

Fine older home, 2 bedrooms, nice lot, handy location. Well-priced at $9,000. George Pethard, EV 2-8117 or eves. EV 3-1206. Newstead Realty Ltd., 766 Fort St.

3235 ADMIRALS RD. — NEW, 3 bedrooms, full bsmt, pkg oil heat. $2,000 down. Total price $13,000. Don't miss this. Call L. Moilliet, GR 9-2620, or Len Wardle at GR 7-3348; office, EV 5-8704. Frank A. Martin Agencies.

METCHOSIN—$850 DOWN

Vacant—Large 6-room house on 1 acre, needs handyman. Full price, $6,500. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6115.

AT SOOKE—4-ROOM HOUSE, FULL basement, electric kitchen, wood and coal furnace. On 1½ acres. $1,500 down or better. $5,500 full price. Victoria Press, Box 2010.

BY OWNER, 3-BEDRM MODERN home, full basmt with fireplace, drive-in garage. Close to school, church. Fairfield dist. $15,750, cash to mtg of $8,000 at 5%. EV 5-4536.

FAIRFIELD, BY OWNER, 3 BEDrms, through hall, lge LR with fireplace, 4-pce bath. Full bsmt. Oil-O-Matic furnace, drive-in garage. No agents. EV 3-8356.

STUCCO, 2-BEDRM BUNGALOW, attached garage, hardwood floors, fireplace, 3-piece bath. Full price $8,000. Down payment $2,000. Balance $60 month. Gorge. 2840 Wyndeatte.

NEW NHA, CARNARVON ST. completion 6 weeks. 1,100 sq. ft. Three bedrooms, full basement. Patterson-built. No agents. EV 2-2521, residence EV 4-7826.

BY OWNER, 3-BEDRM MODERN home, full basmt with fireplace, drive-in garage. Close to school, church, Fairfield dist. $15,750, cash to mtg of $8,000 at 5%. EV 5-4536.

ON THE WATER IN NEW SUBdivision, 3 bedrooms, dining room, compact kitchen, lovely living room opens onto sundeck with beautiful view. $14,950. Terms. GR 9-4956.

SHAWNIGAN LAKE, SEVEN LOTS to waterfront, 3-room cedar-lined furnished cottage. Electric stove, frig, etc. Float situated on west side of lake. EV 4-2721.

HOME, REVENUE, MAKE YOUR payments from revenue on this good family home near school, bus. Reduced to $10,500. No agents. Ph. EV 2-6643.

NEW 2-BEDROOM HOUSE, BUILT-in china cabinets and vanity. Full basement, oil heat. $12,000. EV 2-0785. No agents.

2-BEDROOM MODERN HOME, 1 yr old, only 3 steps, oil heat, close in, city. $9,000 cash. EV 3-5992.

LOVELY 5-ROOM HOME WITH 4-room basement suite. Revenue $170 per month. $17,500. EV 4-2697.

FOR HOMES IN COLWOOD, LANGford see Grant & Jenkins, you local agents GR 8-1729 Langford

TWO HOUSES, GOOD VALUE, $500 down on $6,800, and $750 down on $7,200. No agents, please. EV 2-2607.

V.L.A., 2-YEAR-OLD, 3-BEDROOM, stucco home, 1.83 acres; 5-mile circle. Immediate possession. GR 7-2967.

UP AND DOWN DUPLEX, LARGE lot close to Parliament Buildings. No agents. EV 4-8574.

$1000 DOWN

For this 5-room bungalow. Full price is ... $6950
for particulars please call Mrs. Ruth Squires, J. H. Whittome & Co. Ltd. EV 2-4255; res. EV 2-2269.

OAK BAY—3-BEDROOM HOME, 1 year old. Cabinet kitchen, vanity bathroom. Fireplace in basement. Patio. EV 4-9820.

151 COUNTRY HOMES AND PROPERTIES

LANGFORD AND COLWOOD

STOP! — LOOK BELOW WHY PAY RENT?

This lovely two-bedroom home plus utility and carport, in nice country setting, can be yours for $8,950 with generous terms. Automatic oil heat, mahogany panel living room, and fully insulated. Close to bus, stores, school and churches, 12 minutes from city centre. It's really a fine home.

$1000 Down and you can be the proud owner of a brand new modern four-room stucco bungalow in lovely setting amongst trees. Plastered, insulated and hardwood floors. Full price only $7,350. Another similar for $6,750.

$1500 Down gives you a choice of three new four-room bungalows with utility and carport, all in good central locations and moderately priced. You'll really do better at Langford.

BUILDING LOTS—Approx. half-acre with city light and water. Central location with country atmosphere. Terms as low as $250 and $25 month. N.H.A. approved.

GRANT & JENKINS
Real Estate and Insurance Ltd.
Langford, B.C.
Office GR 8-1729; Res. GR 8-2508 or GR 8-3619
Open Saturday all day.

180 FT. OF LOVELY BEACH FRONTAGE PLUS 4-ROOM BUNGALOW

Attention, fishermen, sportsmen, loggers — anyone who has been searching for a sheltered waterfront home with seclusion and good anchorage. This 4-room modern bungalow situated on approx. 2 acres (2 separate lots), has 18 ft. living room, with large open fireplace, 2 bedrms, bathroom and electric kitchen. Excellent panoramic sea view. Total price only ... $9700
To view call A. E. Seeber, EV 4-9305; Res. EV 5-2875. Financial Survey Limited.

PAT BAY HIGHWAY

5.7 acres with a large home and cottage. One of the best views in Saanich. For particulars and to view, Alec MacLean EV 3-9413, res. EV 3-7243.
FRASER BISCOE EV 3-9413 750 Pandora

TERRIFIC POTENTIAL

3 acres of black fertile soil with 1,300-sq.-ft 3-bedroom home. Large knotty pine LR with heatilator fireplace, mahogany panel kitchen. Deep Cove area. $2,500 cash. Full price $10,800. Phone GR 5-1627. No agents.

WATERFRONT WITH BOAThouse, North Saanich. Permanent or summer. Bathrm, 1 bedrm down, room for 3 bedrms up. Asking $14,000. Victoria Press, Box 119.

FOR WATERFRONT HOMES, farms and businesses on all the Gulf Islands. Contact SALT SPRING LANDS LTD. Ph. 52, Ganges, B.C. Eves. 167

WANT A CHANGE? I AM WILLing to exchange my Oak Bay $18,000 home for your lower island lake or seafront property for July and for August. Victoria Press, Box 132.

METCHOSIN, FOUR-ROOM COTtage, up to 4 acres, optional; near sea; $2,000 cash, balance terms. Victoria Press, Box 127.

SMALL ACREAGE WANTED FOR auto court. Sidney district. EV 4-3014.

153 WANTED TO BUY—HOUSES

WANTED

Substantial older-type home, 3 or 4 bedrooms, in Oak Bay, Fairfield or High Quadra, up to $16,000 value. Please call Roy McGillivray, Western Homes Ltd., EV 2-2157, or eves. GR 9-1804.

UPLANDS — OAK BAY

TWO CASH CLIENTS require two bedrooms and den, between $25,000 and $35,000. Please call Mr. Anderson or Mr. Fraser, EV 4-9305.
FINANCIAL SURVEY LTD.

WANTED

Have cash buyer for 2-bedroom bungalow, south Oak Bay, with or without basement. S. SPAVEN, EV 5-6741 or EV 4-7013. Northwestern Securities of Victoria Ltd.

WANTED 1 TO 2½ ACRES

With 2 or more bedroom house. Phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828.

CORDOVA BAY

Small home up to $7,500, all cash, urgently wanted by retired couple. Phone Mrs. Fulton, The City Brokerage, EV 3-1953.

$3,000 CASH DOWN FOR YOUR 2 or 3-bedroom older home. Room for an in-law suite in basement or attic preferred. Possession by May 1 important. Call Mrs. Harvey, EV 5-6741. Northwestern Securities of Victoria Ltd.

OAK BAY

Spot cash, 4 or 5-room bungalow. No objection to older type, but must have auto heat. Possession by mutual arrangement. Immediate decision. Please call Mr. O'Toole, eves EV 3-8340, or King Realty, EV 2-2131.

"I DO HAVE"

$2,500 to $3,000 down on 2 or 3-bedroom house—any fair district. It is important. Call Stan Rozylo, EV 5-6741 or EV 4-6104 please. Northwestern Securities of Victoria Ltd.

WANTED, URGENT — WELL-CONstructed 4 or 5-room cottage on Shawnigan Lake. Must be waterfront. Please phone Mr. Murdock, EV 3-9040. A. Bernard & Co. Ltd., 629 Fort St., EV 4-9335.

WE HAVE A BUYER WITH $8,000 down for 3-bedroom home up to $18,000 on or close to water. Mr. Murdoch, EV 2-2607 or A. Bernard & Co. Ltd., EV 4-9335.

CASH CLIENT FOR 2 OR 3-bedroom house, Esquimalt, Oak Bay, any good district. David R McAdams Real Estate, 1205 Broad St., EV 5-3236.

BUNGALOW WANTED FOR couple soon retiring to Victoria. Must be in good condition and close to bus. S. Hargrave, Realtor, EV 4-9827 anytime.

4-BEDROOM HOMES FOR anxious clients, in any good district. If yours is for sale, let me know immediately. Mr. Crow of Swinerton's, EV 3-7181, res., EV 2-0775.

WANTED — GOOD HANDYMAN special, in good district. Low down payment. Private. Phone Sunday, GR 7-1952.

MODERN 4-RM HOME, 2 BEDRMS, high Quadra, close to bus, Phone EV 2-0770 after 6 p.m.

WILL GIVE $2,500 CASH FOR OIL-heated bachelor house close in. Victoria Press, Box 2003.

CADBORO BAY, 3 OR 4-ROOM house to rent or buy. Cash. Adults. EV 4-7577.

WANTED TO BUY—HOUSE WITH $500 down. What offers? Phone EV 2-7209 or GR 9-5212.

OLDER HOUSE REQUIRED WITH small acreage. GR 4-1310.

HOUSE, CLOSE IN, UNDER VLA, reasonably priced. EV 4-3105.

153 WANTED TO BUY—HOUSES

2 PRAIRIE COUPLES

WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN. NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES, WESTERN HOMES LTD. EV 2-2157 ANYTIME.

Up to $26,000 CASH

My client requires BY MAY 1 executive home with:
3 or more bedrooms (at least 2 twin-size).
Den or rumpus (with fireplace if possible).
Two bathrooms.
Attractive garden.
Main floor utility if possible.
Oak Bay, Cadboro Bay or Ten Mile Point preferred.
If your house may suit, please call B. Travers-Smith, EV 2-4255 anytime; EV 5-6653 eves. J. H. Whittome & Co. Ltd.

WHY FOOL AROUND???

If you want to sell your REVENUE PROPERTY, then call Pemberton, Holmes right now. We have clients for apartments, triplexes, up-and-down and side-by-side duplexes. Ask for our Revenue Dept., or eves. call Jack Brown, EV 4-4976.
PEMBERTON, HOLMES LTD. 1002 Government Street EV 4-8124

CLIENT HAS $1000

HAS steady position with Dominion Gov't.
NEEDS 2 or 3-bedroom home with basement.
URGENT. Will buy this month.
If you are thinking of selling your house, this is your opportunity for quick sale to reliable buyer that MUST be settled within a month. To arrange to show your house, please call SUZANNE HOBSON, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

WANTED IN LANGFORD

3-BR home or 2-BR with space and design that would warrant the building of the extra room. Not necessarily a new home but must have good foundation.
Please phone Alex MacLean at FRASER BISCOE, EV 3-9413 Evenings EV 3-7243

WANTED

Modern 6-room bungalow for cash. Also Older type home, 3 bedrooms and den, good district, up to $20,000. H. W. Blenkinsop, F. N. Cabeldu Ltd., EV 3-7174.

$50,000 CASH

URGENT.
WANTED—Large 5 or 6-bedroom home in Uplands. Call Mrs. Kirkpatrick, GR 4-1972.
PEMBERTON, HOLMES LTD. 1002 Government Street EV 4-8124

HAVE YOU

A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

154 PROPERTY FOR SALE

100 ACRES $5000 FULL PRICE

1. Metchosin area—3-room farm house and 2-room cottage, barn and sheds. City light and phone. Natural treed setting. A real buy, owner moving east. See below.

80 ACRES $3500 FULL PRICE

2. Also Metchosin—3-room house, barn and about 4 acres cleared. Fruit trees. Good well water supply. See below.

62 ACRES MILLSTREAM ROAD $5550 — $2500 DOWN

3. Ideal for chicken farm. Cottage with city light, phone, own water supply. Some timber. For further information on any of the above properties phone Fred Scherbaum, EV 2-8301, or Ross Hartnell, EV 2-9672. Office EV 5-3435.
P. R. BROWN & SONS LIMITED 1112 Broad Street, Victoria, B.C.

OLYMPIC VIEW TERRACE ALBERT HEAD CHOICE LOTS FOR SALE

Fine views of Olympics and water. Property borders on Witty's Lagoon, one of the finest beaches on south of Island. Twenty minutes' drive from city centre on paved roads. Drive out Metchosin Road, turn down Albert Head Road and see the sign. Water and power provided, school bus. Prices from $1,300. Low-tax area, large lots. Please call Mr. J. Mackenzie for information, EV 4-4115 anytime.
THE B.C. LAND & INVESTMENT AGENCY LTD. 922 Government Street EV 4-4115

SEVEN SEAFRONT LOTS

APPROX. 1 ACRE EACH.
NORTH SAANICH (LAND'S END ROAD.)
$3500 EACH
EXCLUSIVE AGENTS Ker & Stephenson Ltd.
Please ask for Mr. Speed or Mr. Lemmon, EV 5-3411 anytime.

VIEW LOT

999 GREENRIDGE CRESCENT All new homes in area. Suitable for NHA ... $2,000
Phone E. K. Lane, EV 2-5592.
EXCLUSIVE WITH PEMBERTON, HOLMES LTD. 1002 Government Street. EV 4-8124

SEA VIEW LOTS

9 beautiful large lots, overlooking Gordon Beach, Otter Point, with unobstructed view of the Straits of Juan de Fuca and the Olympic mountains. For particulars please phone WALLY WOOD, EV 5-6741 or GR 9-2748 at Northwestern Securities of Victoria Ltd.

TRAILER SPOTS

LANGFORD, $1,550. Property set up for 2 trailers at present; a third spot ½ built and room for 4 more. Priced for quick sale due to sickness.

METCHOSIN, $1,650. A beautiful setting among trees. About 10 miles from city centre. Light, water and septic tank installed on property. Trailer on property may be purchased if you should want it. Lot 75x153.

For further information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128; residence, EV 3-5685.

SHOAL BAY Beach Drive

View lot overlooking bay. F. Woods, EV 3-2576. Douglas Hawkes Realty.